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# Sussex County Planning & Zoning Commission

## AGENDA

May 6, 2026

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – April 1, 2026

### Other Business

<b><u>2018-01 Acadia Landing</u></b>	DP
Revised Landscape Plan – Phase 1B	
<b><u>2022-19 Grayrock Preserve</u></b>	JP
Final Subdivision Plan & Landscape Plan	
<b><u>S-25-56 Ennis Boat &amp; RV (C/U 2484)</u></b>	DP
Revised Preliminary Site Plan & Landscape Plan– Phase 2 only	
<b><u>S-24-62 Creative Concepts</u></b>	SC
Preliminary Site Plan	
<b><u>S-24-74 Delaray Foundations of Georgetown</u></b>	JP
Preliminary Site Plan	
<b><u>S-25-72 Rhythm &amp; Roots Family Farms, LLC</u></b>	DP
Preliminary Site Plan	
<b><u>S-26-09 McKean Mini Storage</u></b>	DP
Preliminary Site Plan	
<b><u>S-26-16 Equipment Share</u></b>	JA
Preliminary Site Plan	



**S-26-27 Cole World** DP  
 Revised Site Plan

**C/Z 1991 Sycamore Chase Expansion RPC** SC  
 Amenities Plan

**Lands of Kenneth & Linda Betts** DP  
 Minor Subdivision Plan off a proposed 35-ft easement

**Lands of Kevin & Cynthia Cahill** SC  
 Minor Subdivision Plan off a proposed 30-ft easement

**Lands of Andrew & Stacy Phillips** JA  
 Minor Subdivision Plan off a proposed 50-ft easement

**Lands of Robert J. Vari** SC  
 Minor Subdivision Plan off an existing 50-ft easement

**Old Business**

**2024-05 Rivers Edge** SC  
 A cluster subdivision to divide 125.13 acres +/- into one hundred and eighty-seven (187) single-family lots to be located on a certain parcel of land and lying and being in Sussex County. The property is lying on the northeast side of Cave Neck Road (S.C.R. 88), approximately 0.72-mile east of Round Pole Bridge Road (S.C.R. 257). 911 Address: 16300 King Cole Drive, Milton. Tax Map Parcel: 235-21.00-171.00. Zoning: AR-1 (Agricultural Residential District).

**2024-07 Stockley Acres** DP  
 A cluster subdivision to divide 41.7 acres +/- into eighty-three (83) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The properties are lying on the south side of Stockley Road (S.C.R. 280), approximately 0.38 mile west of Beaver Dam Road (Rt. 23). 911 Address: 30134, 30104 & 30164 Stockley Road, Milton. Tax Map Parcel: 234-5.00-54.00 & 54.01. Zoning: AR-1 (Agricultural Residential).

**2024-08 Frog Farm** SC  
 A Coastal Area standard subdivision to divide 11.88 acres +/- into six (6) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The property is lying on the north and south sides of Holts Landing Road (S.C.R. 346), approximately 0.38 mile west of Irons Lane (S.C.R. 348). 911 Address: N/A. Tax Map Parcel: 134-7.00-125.00. Zoning: AR-1 (Agricultural Residential).

**C/U 2551 Sarah Peterson** JA  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Sussex County, containing 8.45 acres, more or less.** The property is lying on Morning Glory Farms Road on the northwest side of Portsville Road (S.C.R. 492), approximately 0.84 mile east of S. Shell Bridge Road (S.C.R. 492A). 911 Address: 8982 Morning Glory Farms Road, Laurel. Tax Map Parcel: 432-3.00-41.06.

**C/U 2554 E. Johnson Holdings, LLC**

DP

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a self-storage facility to be located on a portion of a certain parcel of land lying and being in Sussex County containing 12.05 acres, more or less.** The property is lying on the north and west side of the intersection of Central Avenue (S.C.R. 84) and Lizard Hill Road (S.C.R. 367A). 911 Address: N/A. Tax Map Parcel: 134-19.00-12.00 (P/O).

**C/U 2555 Bittersweet Investments, LLC**

DP

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an office and storage to be located on a certain portion of a parcel of land lying and being in Sussex County, containing 45.78 acres, more or less.** The property is lying on the southeast corner of the intersection of Central Avenue (S.C.R. 84) and Old Church Cemetery Road (S.C.R. 367). 911 Address: 34555 Central Avenue, Frankford. Tax Map Parcel: 134-19.00-25.00 (P/O).

**C/U 2563 George Herker**

JA

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for mini-storage with boat and RV storage to be located on a certain parcel of land lying and being in Sussex County, containing 13.48 acres, more or less.** The property is lying on the south side of Omar Road (S.C.R. 54), approximately 0.23 mile east of Dukes Road (S.C.R. 354). 911 Address: N/A. Tax Map Parcel: 433-7.00-20.00.

**C/U 2631 Zion Church Ventures, LLC**

JA

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage/warehouse/office buildings and a car wash (to amend condition “D” and condition “N” of the conditions of approval for Conditional Use No. 2581 (Ordinance No. 4009) to allow for office spaces within the warehouse units and to remove the requirement that an on-site management office be established for the maintenance and operation of the warehouse units to be located on a certain parcel of land lying and being in Sussex County, containing 29.55 acres, more or less.** The property is lying on the southwest side of Zion Church Road (Route 20), approximately 605 feet northwest of Deer Run Road (S.C.R. 388), and the north side of Deer Run Road (S.C.R. 388), approximately 159 feet southwest of Zion Church Road (Route 20). 911 Address: 36054 Zion Church Road, Frankford. Tax Map Parcel: 533-11.00-23.00.

**Recess**

**Public Hearings**

**C/U 2540 La Dolce Far Niente, LLC**

DP

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a self storage facility, an office and outdoor storage to be located on a certain parcel of land lying and being in Sussex County, containing 7.00 acres, more or less.** The property is lying on the west side of DuPont Boulevard (Route 113), approximately 0.19 mile north of East Piney Grove Road (S.C.R. 329). 911 Address: N/A. Tax Map Parcel: 133-11.00-1.02.

**C/U 2604 Alvaro E. Perez Roblero**

JP

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with outdoor storage and parking to be located on a certain parcel of land lying and being in Sussex County, containing 5.00 acres, more or less. The property is lying on the west side of Cedar Corners Road (S.C.R. 638), approximately 410 feet south of Redden Road (Rt. 40). 911 Address: 16694 Cedar Corners Road, Bridgeville. Tax Map Parcel: 430-17.00-23.01.**

**C/Z 2053 Seaside at Lewes, LLC & Derrickson Properties, LLC**

SC

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Sussex County, containing 29.97 acres, more or less. The properties are lying on the northeast side of Coastal Highway (Rt. 1), directly north of Cave Neck Road (S.C.R. 88). 911 Address: N/A. Tax Map Parcel: 235-23.00-1.04 & 235-23.00-1.00 (P/O).**

**Public Comment**

**Additional Business**

Director's Report on Solar Array Implementation

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 29, 2026, at 3:00 p.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence**

**Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to [pandz@sussexcountype.gov](mailto:pandz@sussexcountype.gov) or delivered by hand to the Planning & Zoning Department, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.**

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, May 5, 2026.

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